

## AGENDA



Thursday, November 29, 2007

**Public Works****Item No. 21****RECOMMENDATION FOR COUNCIL ACTION**

---

**Subject:** Authorize the use of the Design/Build method for contracting for facility renovation for the Municipal Court/APD Northeast Substation Facility Project as permitted by Subchapter H of Chapter 271 of the Texas Local Government Code.

**For More Information:** David Smythe-Macaulay 974-7152, Robin Field 974-7064.

**Boards and Commission Action:** Recommended by the MBE/WBE and Small Business Council Subcommittee and the MBE/WBE and Small Business Advisory Committee.

---

Subchapter H of Chapter 271 of the Texas Local Government Code allows municipalities new solicitation options upon approval of the governing entity for construction of a facility, including Construction Manager at Risk and Design/Build. To consider a construction contract using a method other than traditional competitive bidding, the governing body of the municipality must approve the alternative method selected before advertising occurs.

Design-build is a method of construction procurement under which design and construction services are contracted through one entity, either a joint venture between a design consultant and a constructor or from a single entity that has both capabilities. The project will consist of two continuous phases: Design of the facility and the Building of the facility. The Design/Build contract is awarded to the proposer providing the best value to the City. The Municipal Court/ APD Northeast Substation Facility is being recommended for this methodology.

The current Municipal Court facility was built in 1953 and is approximately 40,000 square feet. The facility is overcrowded for all court users including customers, attorneys, jurors, witnesses, officers and staff. The City has determined the need to replace the 700 E. 7th Street Municipal Courthouse with the purchase and renovation of a new facility of approximately 66,000 square feet. The new Courthouse will have adequate parking, offices for the Prosecutors, adequate internal and external security, and a convenient location near IH-35 and bus routes.